

\$299,000 - 5524 Granville Road, Granville Ferry

MLS® #202315634

\$299,000

3 Bedroom, 1.00 Bathroom, 1,595 sqft

Residential on 0.82 Acres

V4, Granville Ferry, NS

Location alert! Rare find! Located in very heart of the welcoming village of Granville Ferry, this spacious 3 bedroom waterfront 1600 square foot craftsman style home awaits! Curb appeal abounds in this lovely property. Sitting on just over three quarters of an acre, and is set well back from the scenic Granville Road.

Surrounded by beautiful gardens and mature landscaping, its a private oasis with 140 ft (+/-) of oceanfront. The first floor offers grand foyer, oversized country kitchen, formal dining room, large living room with fireplace insert, main floor laundry, and the extraordinary bonus of a full width sunroom. Three bedrooms and a full bath make space for family and friends. For the craftsman lover, much of the original architectural charm is unchanged, prominent integral fireplace, fir trim, narrow strip hardwood floors, ample open main level, dormer and window details, original wainscotting, and numerous built-ins. The modern addition of heat pumps for efficient cooling and heating works well in the open main level, vinyl siding adds to ease of maintenance. A large deck towards the view, paved drive and massive wired workshop add functionality to the outside space. Enjoy waterfront living, views of Annapolis Royal, with the ease of all village amenities, and lower county taxes. Walk or cycle to all town activities, theatre, markets, restaurants and galleries.

Built in 1938



Essential Information

MLS® #	202315634
Price	\$299,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,595
Acres	0.82
Year Built	1938
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 25th, 2023

Community Information

Address	5524 Granville Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Granville Ferry
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Paved
View	Harbour
Is Waterfront	Yes
Waterfront	Harbour

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer, Washer, Refrigerator
Heating	Forced Air, Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1

Stories	One and One Half
Has Basement	Yes
Basement	Full

Exterior

Lot Description	0.5 to 0.99 Acres, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Champlain Elementary School
Middle	Annapolis West Education Centre

Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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